



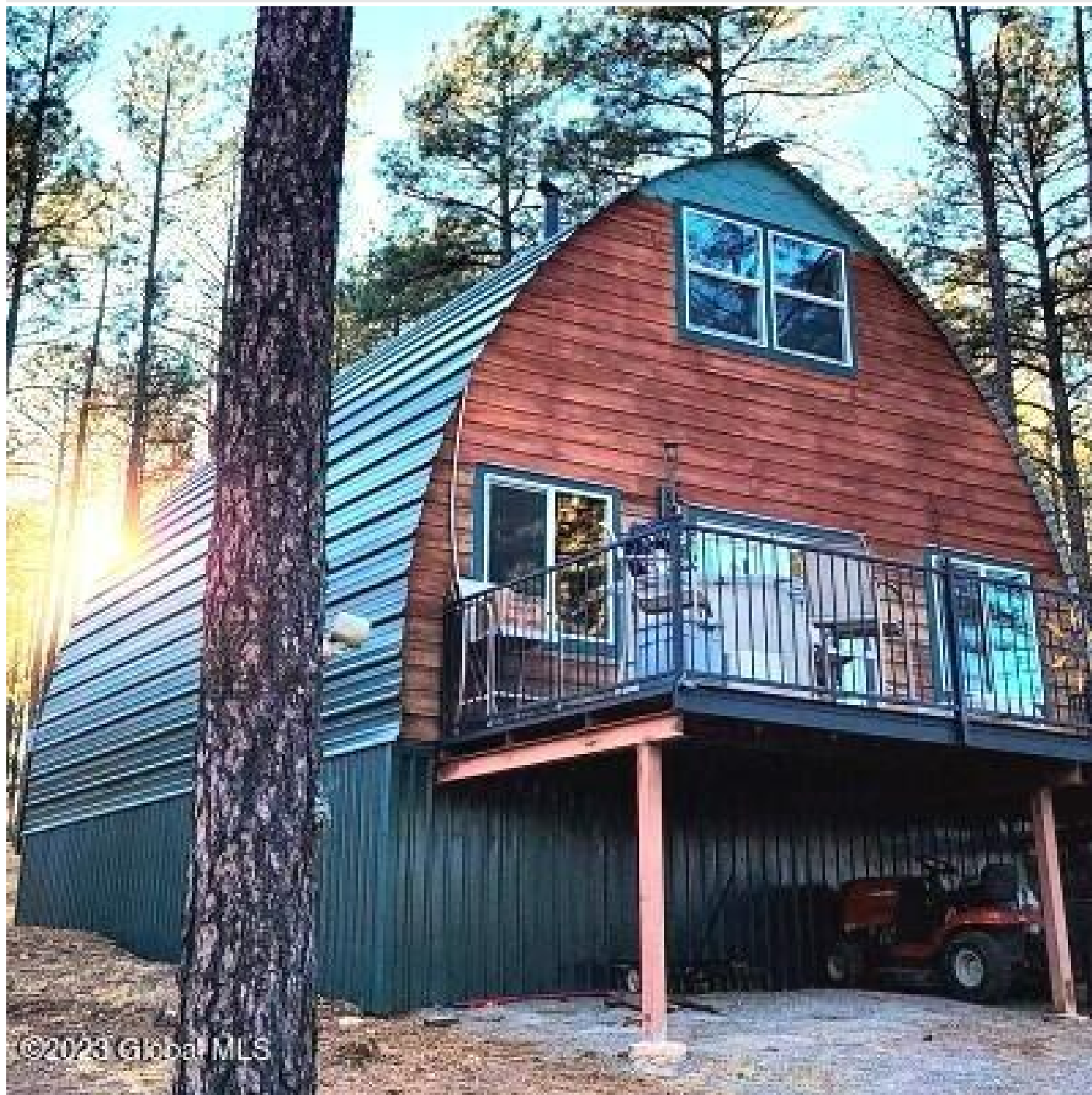
Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



Listing courtesy of: Gilcrest Properties

MLS# - 202328718 - Price: \$95,000



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com

847 Curtiss Road, Little Falls, NY

Description: New Price Enhancement! Seller Financing Now Available! Are you ready to live away from the hustle and bustle of the city? Maybe just looking for a large parcel of land (13.5 acres) for hunting, snowmobiling, maybe 4 wheeling? You can do it all here! In addition to all of that, you will be ready to construct your brand new 24' arched cabin (\$18,000 value) with upgraded insulation (included in price). Property already has a well, septic and electricity, 2 driveways with 350' of road frontage (recent survey) and plenty of cleared level land for your new home. Existing outbuildings would need to be taken down and removed as well as the mobile home, by purchaser. Land is being sold AS IS.

Acres: 13.5

School District: Dolgeville

Sewer: Septic Tank

Town: Salisbury

Estimated Taxes: \$748

County: Herkimer

Property Type: Land

Water: Drilled Well

Zoning: Single Residence



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net

